

January 11, 2012

ITEM NO. A5

AUTHORIZATION TO MAINTAIN AND EXPAND A LIST OF PRE-QUALIFIED HOUSING DEVELOPERS FOR THE HOUSING FOR CHICAGOANS EVERYWHERE ("HCE") PROGRAM TO PROVIDE REPLACEMENT HOUSING UNITS TO THE CHICAGO HOUSING AUTHORITY FOR PUBLIC HOUSING ELIGIBLE FAMILIES

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to maintain and expand a list of pre-qualified housing developers and development teams ("Developers") for the Housing For Chicagoans Everywhere ("HCE") Program to provide replacement housing units to The Chicago Housing Authority ("CHA") for public housing eligible families. The selected respondents from the HCE Program RFQ will have the opportunity to propose and close development transactions which dedicate public housing units under either the Mixed-Finance Method or the Turnkey Method. The selected respondents will be issued a "Letter of Qualification" and have two years from the date of the Letter of Qualification to submit proposals to the CHA. CHA may acquire units, or enter into long term leases for the units, subject to the approval of the CHA Board of Commissioners, HUD, and any other necessary approvals.

FUNDING SOURCE

N/A

AWARD/PROCUREMENT INFORMATION

Mixed Finance Developers	Turnkey Method Developer
Boulevard Group and Mercy Housing Lakefront	Turnstone Development Corporation and DSR Group, Inc. (Joint Venture)
McCormack Baron Salazar Inc.	
The Michaels Development Company	

RFQ Number: 11-00762

Contract Type: Service

Contract Period: Two (2) years

Date Advertised: 08/09/11, 08/10/11 & 08/12/11

Date Bids/Qualifications Opened: 09/30/2011

Addendum Issued: None

Pre-Bid/ Qualifications Conference: 08/25/11

Number of Vendors solicited: 44

(7 M/W/DBE Firms)

Advertisement Publication(s): Chicago

Defender, Chicago Sun-Times & Extra

Newspaper, CHA Website

Number of Pick-ups 97

Number of Qualifications Received: 6

M/W/DBE Participation:

Signed affidavit on file

Section 3:

Signed affidavit on file

EXPLANATION

CHA requested submissions of qualifications from interested Developers to promote the development or dedication of up to approximately 1,000 public housing units in mixed income communities throughout the City of Chicago.

The HCE program is a component to the CHA's overall revitalization program. The HCE program provides the opportunity for the Selected Respondents to participate as either a mixed-finance developer or turnkey developer. A mixed-finance developer will propose projects utilizing CHA funding as a portion of the project financing during the development of mixed income projects delivering public housing units. Turnkey developers will propose infill housing projects which deliver completed public housing units in a mixed income setting, paid for upon delivery. These two development methods attract a wide range of small and large Developers. The HCE RFQ is released on a semi-annual/periodic basis to enable developers to enroll and participate in the program throughout the year.

Through the HCE Program RFQ, CHA seeks developers who are interested in: 1) delivering no more than thirty-three percent (33%) of the units in a development project for public-housing eligible families: Mixed Finance Method; or 2) delivering public housing units under a turnkey purchase agreement scattered in a variety of neighborhoods for public housing eligible families: Turnkey Method. HCE units under consideration for new family public housing are subject to the *Gautreaux* court order. Any acquisition or long term lease is subject to approval from the CHA Board of Commissioners, HUD, the *Gautreaux* court and any other site specific approvals.

PROCUREMENT HISTORY

The CHA advertised Request for Qualifications No. 11-00762 (RFQ) for Housing For Chicagoans Everywhere ("HCE") Program on August 9, 2011. The RFQ was advertised in the Chicago Sun-Times, Chicago Defender, Extra News, and the CHA's website. Forty-four (44) vendors were directly solicited including seven (7) M/W/DBE firms. A Pre Qualification Conference was held on August 25, 2011.

Six (6) qualifications were received, five (5) for Mixed Finance Method, one (1) for Turnkey Method. The qualifications were deemed responsive and were evaluated by the evaluation committee. After the committee completed its analysis of the qualifications for Mixed Finance and Turnkey Method, the Contracting Officer set the competitive range and three (3) firms scored within that range for the Mixed Finance Method, The Michaels Development Company, McCormack Baron Salazar, Inc. and Boulevard Group and Mercy Housing Lakefront. Turnstone Development Corporation and DSR Group, Inc. was selected for the Turnkey Method.

Based on the foregoing, it is in the best interest of CHA to maintain a list of prequalified housing developers and development teams for the specific intention of delivering replacement housing units to CHA for eligible public housing families under the Housing for Chicagoans Everywhere Program. CHA will acquire, or enter into a long term lease for the units, subject to subsequent CHA Board of Commissioners, HUD and any other necessary approvals.

RESOLUTION NO. 2012-CHA-4

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 11, 2012, entitled, "Authorization to establish and maintain a list of pre-qualified housing developers and development teams for the Housing For Chicagoans Everywhere ("HCE") Program to provide replacement housing units to the Chicago Housing Authority for public housing eligible families."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to establish and maintain the list below of pre-qualified housing developers and development teams for the Housing For Chicagoans Everywhere ("HCE") Program to provide replacement housing units to the Chicago Housing Authority for public housing eligible families.

Mixed Finance Developers	Turnkey Method Developer
Boulevard Group and Mercy Housing Lakefront	Turnstone Development Corporation and DSR Group, Inc. (Joint Venture)
McCormack Baron Salazar Inc.	
The Michaels Development Company	

